

CHAPTER 19 – IMPLEMENTATION

493. Amend subsection 19.2 by adding “(also known as community plans and area plans)” after “Area Studies” in the first line; by deleting “elaborate upon” after “documents” and replacing it with “assist in” in the fifth line; and by adding “by providing more detailed criteria” after “implementation of policies” in the sixth line.
494. Amend paragraph 19.2.1. i) by adding “/community plan/area plan” after “study” in the first line.
495. Amend paragraph 19.2.1. ii) by adding “minimum and maximum” after “services,” in the fifth line; by deleting “and affordability” after “densities” in the fifth line; and by adding the following as the second paragraph “Where a need for affordable housing has been identified, completed area studies may require up to 25 percent of the new housing units to be in forms other than single detached dwellings as per the policies of 12.2.2. i) of this Plan.”
496. Amend subsection 19.2.2. by adding the following after the first sentence: “Guideline documents proposed pursuant to these policies and adopted by Council, shall be added to the list in Section 19.2.2.ii). Provincial guideline documents are also used in the implementation of Official Plan policies.”
497. Amend paragraph 19.2.2.ii) by adding “and Development Setback Guidelines” after “Ecological Buffers” in item (m); and by adding the following clauses:
- “(u) Environmental Impact Study Guidelines;
 - (v) Environmentally Significant Area Identification and Boundary Delineation Guidelines;
 - (w) Significant Woodland Evaluation Guidelines;
 - (x) Plant Selection Guidelines for Environmentally Significant Areas, Natural Heritage Areas and Buffers;
 - (y) Community Energy Plan;
 - (z) Sustainable development and green building initiatives;
 - (aa) Transportation Master Plan;
 - (ab) Transportation Impact Study Guidelines;
 - (ac) Access Management Guidelines;
 - (ad) Facility Accessibility Design Standards;
 - (ae) Tree Preservation Guidelines; and
 - (af) Small Lot Subdivision Design Guidelines.
498. Amend subsection 19.2.2. by adding the following:
- “Public Record” (in the sidebar)
- “iv) A record will be maintained of the guideline documents (and any associated modifications) that have been adopted by Council under Section 19.2.2. . Copies of all adopted guideline documents will be made available and accessible to the members of the public.”
499. Amend paragraph 19.2.2. iv) by renumbering to it “v”).
500. Amend subsection 19.3.3. by deleting “Council will endeavour, at intervals of three years, to hold a public meeting to consider the need for a review of the Official Plan, in accordance with the requirements of the *Planning Act*.” and replacing it with:
- “Council shall, not less frequently than every five years after the Official Plan comes into effect, undertake a review of the Official Plan, hold a special meeting open to the

public and revise the plan, as required, in accordance with the requirements of the *Planning Act*. The revisions shall ensure that the Official Plan conforms with provincial plans, has regard to matters of provincial interest, and is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*.”

501. Amend paragraph 19.3.4. i) by adding “the impacts of climate change;” after “air quality;” in the eighth line.

502. Amend subsection 19.4.1. as follows:

- in vii) Delete “Maximum” and replace with “Minimum and maximum”.
- in viii) Delete “Maximum” and replace with “Minimum and maximum”.
- in ix) Delete “Maximum” and replace with “Minimum and maximum”.

503. Amend paragraph 19.4.3. i) by adding “to ensure that the values, attributes and integrity of protected heritage properties are retained;” after “Downtown Area;” in the thirteenth line.

504. Amend paragraph 19.4.3. iv) by deleting “to the owner(s) of the lands to which the amendment applies and to those who have given the City Clerk a written request for such notice” and replacing it with “in accordance with the requirements of the *Planning Act* and associated Regulations. A meeting shall be held at Planning Committee no sooner than seven days after the requirements for giving notice have been complied with” after “shall be given” in the third line.

505. Amend subsection 19.4.4. iii) by adding the following paragraph at the end:

“The Zoning By-law will include bonusing for the provision of transit amenities or facilities provided on-site to a proposed development. The amount of bonus to be provided will be determined by the Zoning By-law based on the type or types of transit amenities or facilities provided in the development.”

506. Amend paragraph 19.4.4. ii) Objectives by deleting “and” at the end of (g); by deleting “.” at the end of (h) and replacing it with “; and”; and by adding the following items at the end:

- “(i) to support the preservation of natural areas and/or features; and
- (j) to support the provision of design features that provide for universal accessibility in new construction and/or redevelopment.

507. Amend paragraph 19.6.1. v) deleting the comma after “uses” in the second line and inserting “and” and by deleting “or significant natural features” at the end.

508. Amend subsection 19.6.1. by adding the following items at the end:

“Sustainable Development” (in the sidebar)

- “(vii) The plan of subdivision is designed to be sustainable to support public Development transit and to be oriented to pedestrians.”

“Energy” (in the sidebar)

- “(viii) The plan of subdivision is designed to support optimization of the available supply, means of supplying, efficient use and conservation of energy.”

“Tree Protection and Street Trees” (in the sidebar)

- “(ix) The plan of subdivision is designed to consider the need for tree preservation reports, and trees that have been identified for protection; and, consider the potential implications for street tree locations in the design of the subdivision.”

“Natural Heritage System” in the sidebar)

“x) The Natural Heritage System will be protected from any negative impacts associated with the plan of subdivision.”

509. Amend subsection 19.6.3. by deleting “City” in the first line and replacing it with “Approval Authority”; by adding “, as in the opinion of the Approval Authority are reasonable, having regard to the nature of the development proposed for the subdivision” in the third line after “subdivision”; by deleting “City” and replacing it with “Approval Authority” in the seventh line and by adding the following paragraph at the end:

“If an applicant has requested an extension to draft plan of subdivision approval the Approval Authority, in considering this request, may apply new conditions or amend existing conditions of draft approval, based on new or updated policies, guidelines and community standards.”

510. Amend paragraph 19.7.1. i) by adding the following item at the end:

“(k) that potential impacts on components of the Natural Heritage System will be addressed in accordance with the provisions under Section 15.5.”

510 A. Amend paragraph 19.7.1. iii) by:

- by deleting “Private Road” from the Sidebar and replacing it with “Common Element Condominium Roadway”.
- deleting General Manager of Environmental Services and City Engineer” from the end of the first paragraph and replacing it with “City”;
- deleting the second paragraph in its entirety and replacing it with the following:

“The creation of a non-condominium road to serve new free-hold lots shall be prohibited. Access-ways to free-hold lots as common element condominium roadways can be supported provided it is demonstrated that it can be integrated into a plan of subdivision, it promotes efficient land utilization, and it will serve a maximum of five new free-hold lots.”;
- deleting “private road shall” after “on a” in the first line of the third paragraph and replacing it with “common elements condominium roadway may”;
- deleting “that” from the beginning of paragraphs (a), (b), (c), (d), (e), (f), (g), (i), and (j);
- deleting “private road” after “limit of the” in the second line of paragraph (b);
- inserting “element” after “common” in the first line and by deleting “private road” after within the” in the first line of paragraph (c);
- deleting “private road” after “the” in the first line of paragraph (f) and replacing it with “common element roadway”;
- deleting “shared private roadway of any private road” after “the” in the first line of paragraph (g) and replacing it with “common element roadway”; and by deleting “, and to the specification of the General Manager of Environmental and Engineering Services and City Engineer” from the end;
- deleting “the name to be used for the private road” after “identify” in the first line of paragraph (h); by adding “ing” to “number” in the second line’ by adding “a” after “indicating” in the second line; and by adding “way” to “road” in the third line;
- deleting “and” from the end of paragraph (i);
- deleting “private road” after “on the” in the first line of paragraph (j) and replacing it with “common element roadway”; by deleting “private” after “for the” in the last line; by deleting the period from the end and adding “way; and”; at the end of “road” at the end;

- adding a new paragraph at the end as follows:
 - “(k) private road development which does not result in a common elements condominium corporation being established is prohibited.”
511. Amend paragraph 19.7.1. iv) by adding the following item at the end:
- “(f) that the owner of the land enter into one or more agreements with the City dealing with such matters as the Consent Authority may consider necessary. Such agreement(s) may be registered against the land to which it applies and the City is entitled to enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners of the land.”
512. Amend paragraph 19.8.1. ii) by adding the following at the end:
- “Conditions imposed by the Committee of Adjustment may include a requirement that the owner of the land enter into one or more agreements with the City dealing with some or all of the terms and conditions if the requirement is set out in the decision. Such agreement(s) may be registered against the land to which it applies and the City is entitled to enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners of the land.”
513. Amend subsection 19.9.2. by deleting the “.” and by adding the following at the end of the first paragraph:
- “, or those dwellings constructed as intensification projects considered under section 3.2.3. of this Plan.”
514. Amend paragraph 19.9.2. iii) (e) by adding “and accessible” after “adequate” in the first line.
515. Amend paragraph 19.9.2. iii) (f) by deleting “has” at the beginning and replacing it with “promotes”; and by deleting “including handicapped persons, senior citizens and children” at the end and replacing it with “and incorporates accessibility design standards”;
516. Amend paragraph 19.9.2. iii) by deleting “and” at the end of (h) by deleting “.” at the end of (i) and by replacing it with “;” and by adding
- “(j) ensures appropriate measures are undertaken to avoid negative impacts on significant natural areas and features.” at the end.
517. Amend paragraph 19.9.2. iv) by deleting “and” at the end of (j) and by deleting “.” at the end of (k) and by replacing it with “;” and by adding the following at the end:
- “(l) facilities designed to have regard for accessibility for persons with disabilities;
 - (m) matters relating to exterior design including elements pertaining to character, scale, appearance and design features of buildings and their sustainable design;
 - (n) the sustainable design elements on any adjoining highway under the City’s jurisdiction, including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
 - (o) provision for the City to enter into one or more agreements with applicants, to ensure that development proceeds in accordance with the matters addressed in subsection iv).”

518. Amend paragraph 19.9.2. v) (a) by deleting “medium- and large-scale” at the beginning of the first line; by deleting “infill” after “under the” in the second line and replacing it with “Residential Intensification:; by deleting “policy” in the second line and replacing it with “policies”; and by adding “3.3.1. (vii) and 3.4.1. (vii)” after “3.2.3.” in the last line.
519. Amend paragraph 19.9.2. v) (g) by deleting “and” at the end.
520. Amend paragraph 19.9.2. v) (h) by deleting the period at the end and replacing it with “; and”.
521. Amend paragraph 19.9.2. v) by adding the following clause at the end:
“(i) vacant land condominiums and common elements condominiums”.
522. Amend subsection 19.9.5. by deleting “or” after “highways” in the second line; by adding a comma after “industrial” in the second line; and by adding “commercial or institutional” after “industrial” in the second line.
523. Amend paragraph 19.9.5. i) by deleting “and” after “roads” in the second line; and by adding “, commercial or institutional” after “industrial” in the second line.
524. Amend subsection 19.12.1. by deleting “and” after “plans” in the third line; by adding “, vacant land condominiums and common elements condominium.” after “subdivision” in the fourth line; and by deleting “and vacant land condominiums, as described in policy 19.15.7.” at the end.
525. Amend subsection 19.12.3. by deleting “Public Liaison Notice” (in the sidebar) and “A public notice containing information on the planning proposal, the intent to notify individuals of a public meeting(s), and request for comments, will be given in the form identified in policy 19.12.5., a minimum of thirty (30) days prior to the public meeting, or, in the case of the adoption or amendment of a Zoning By-law, a minimum of twenty (20) days prior to the public meeting.” and replacing it with the following:

“Notice of Application” (in the sidebar)
“Within fifteen (15) days after an affirmative notice is provided for an application for Official Plan amendment, Zoning By-law amendment, or draft plan of subdivision, the City shall provide notice of the application to the persons and public bodies prescribed under the *Planning Act*, and, make the required information and material available to the public.”
526. Amend subsection 19.12.4. by adding “and Open House” after “Public Meeting” in the sidebar; by adding “or a vacant land or common element condominium,” after “subdivision” in the seventh line; and by adding the following paragraph at the end:
“Five Year Review and Development Permit System” (in the sidebar)
“In addition to the public meeting(s), if a five-year review of the Plan is being undertaken, or the Plan is being amended in relation to a development permit system, Council shall ensure that at least one open house is held for the purpose of giving the public an opportunity to review and ask questions on the required information and material. If required, an open house shall be held no later than seven (7) days prior to the date of the initial public meeting.”
527. Amend subsection 19.12.5. by adding “,open houses” after “public meeting” in the first line.
528. Amend paragraph 19.12.5.i) by deleting “having general circulation;” and replacing it with “that, in the opinion of the General Manager of Planning and Development, is of

sufficiently general circulation in the area adjoining the subject land that it would give the public reasonable notice of the application;”.

529. Amend subsection 19.14.1. by deleting “Council will have regard to provincial policy statements on matters of provincial interest, in accordance with the provisions of the *Planning Act*.” and replacing it with:

“In exercising its authority over planning matters addressed by this Official Plan, the decisions of Council:

- i) shall be consistent with the policy statements issued under Subsection 3(1) of the *Planning Act* that are in effect on the date of the decision; and
- ii) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”; and by changing “i” and “ii” to “iii” and “iv” respectively.

530. Amend subsection 19.14.2. by adding “the *Endangered Species Act*” after “*Ontario Heritage Act*” in the fourth line.

531. Amend subsection 19.15.7. “Public Participation” by deleting it in its entirety.